



GRASSROOTS
REALTY GROUP

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941 Riverview Place SE
Calgary, Alberta

MLS # A2308743



\$849,900

Division:	Riverbend		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,016 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, No Back Lane, Pie S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: washer & dryer & pedestals, central vacuum & all attachments, shed, garage door opener & 2 remotes, tv wall mounts, video doorbell, hot tub, all window coverings

Located on a quiet cul-de-sac, just steps to the river and pathways this home has been extensively renovated and must be seen! With over 2000 sq.ft upon on entering, you will be immediately impressed with the expansive foyer with wainscoting, vaulted ceilings, spindles and luxurious LVP flooring throughout most of the main level. The home office right off the front offers the perfect work from home space with lots of light. The updated open-concept kitchen features a large central island with stool seating, white subway tile backsplash, two-tone cabinets, a walk in pantry with built in spice racks, modern stainless steel appliances (including newer induction stove and dishwasher) and waterfall quartz countertops that flow seamlessly into the bright living room. This living room space has an abundance of pot lighting and includes a cozy gas fireplace with a wooden mantle and built-in shelving, providing ample storage for books and collectibles. Adjacent to the kitchen, the private backyard offers a deck with built-in seating, hot tub, raised gardening beds and firepit area. The main floor is completed by a spacious formal dining room, currently used as a den/flex room, a renovated powder room, a laundry room with an oversized washer and dryer and access to the fully insulated double-attached garage, which is wired with 240 amps for a future heater. Upstairs the spacious primary retreat features vaulted ceilings, an updated ensuite with skylight, huge shower, double sinks, separate soaker tub and walk in closet. The other two bedrooms are a great size and a renovated main bathroom completes the upper level. The lower level offers a recreation room with a specific area ideal for your dart board, a fourth bedroom, and a gorgeous updated 3 piece bathroom. Additional features & upgrades include newer shingles (2017), triple-pane windows on the main & upper level

(2019), a high-efficiency furnace, and central air conditioning. Riverbend provides easy access to transit, schools, playgrounds, river pathways, shopping, and restaurants in Quarry Park, 15 minute commute to Downtown with convenient access to Deerfoot and Glenmore- don't miss out on this fantastic home!